

OFFICE OF THE ATTORNEY GENERAL
CONSUMER PROTECTION AND ANTITRUST BUREAU
33 CAPITOL STREET
CONCORD, NEW HAMPSHIRE 03301

ANNUAL REPORT FOR SUBDIVISION

FOR THE PERIOD _____ THROUGH _____

File Number:

Subdivision:

Location:

Date of Original
Registration:

Subdivider (Registrant):

Address:

Authorized Agent of Subdivider
preparing this report:

Address:

Tel. No.:

Have all the improvements in this subdivision been completed and all of the lots, parcels, units or interests been disposed of by the subdivider?

Yes _____

No _____

If yes, no further information need be submitted. You must complete, however, the affidavit on page 11.

*** PLEASE NOTE: THIS REPORT MUST BE RETURNED TO THE BUREAU BY APRIL 1 EACH YEAR UNTIL THE PROJECT IS SOLD OUT. IF ADDITIONAL SPACE IS NECESSARY IN PROVIDING COMPLETE ANSWERS, YOU SHOULD ATTACH SUPPLEMENTAL SHEETS.**

For Agency Use Only:

Date Annual Report Response Received: _____

SECTION 1

Please respond to all questions. If any question is not applicable, please explain.

1. Are all filings required with the New Hampshire Secretary of State current?

Yes _____ No _____ If no, please explain.

2. Is there presently pending in any jurisdiction any litigation involving the subdivision which materially affects the owners of lots, parcels, unit or interests in the subdivision or prospective purchasers of such lots, parcels, units or interests?

Yes _____ No _____ If yes, please provide details.

3. Is there presently pending in any jurisdiction any litigation against the subdivider or any officer, director, principle of the subdivider which involves subdivided lands, the disposition thereof or any aspect of the land sales business?

Yes _____ No _____ If yes, please provide details.

4. For the period _____ through _____, has the subdivider, any officer, director, partner or principle of the subdivider, any stockholder owning more than ten percent of the outstanding shares of the subdivider, or any person whose interest in the subdivider exceeds ten percent:

- (a) filed a petition in bankruptcy or been the subject of an involuntary petition in bankruptcy?

Yes _____ No _____ If yes, please provide details.

- (b) been the subject of any cease and desist order, suspension order, revocation of registration, or any disciplinary action by any governmental body or agency in any jurisdiction in connection with the disposition of land or any aspect of the land sales or real estate business?

Yes _____ No _____ If yes, please provide details.

- (c) been indicted and/or convicted, in any jurisdiction, of a crime involving land dispositions or any aspect of the land sales business or of any crime involving fraud, deception, false pretenses, misrepresentation, false advertising, or dishonest dealings in real estate transactions?

Yes _____ No _____ If yes, please provide details.

5. Does the subdivider now own or has the subdivider purchased or obtained an option on any additional acreage contiguous to this subdivision?

Yes _____ No _____ If yes, please provide details as to the subdivider's plans for such additional acreage.

6. Are there unrecorded instruments known to the subdivider which, if recorded, would affect the condition of title to the registered property?

Yes _____ No _____ If yes, please provide details.

7. Have there been any liens or encumbrances filed or recorded against the subdivision during the period from _____ through _____?

Yes _____ No _____ If yes, please provide details.

8. (a) Has there been any material change in the plan of disposition or development of the subdivision since the date of your last application or last annual report?

Yes _____ No _____ If yes, please provide details.

- (b) Is any such material change contemplated?

Yes _____ No _____ If yes, please provide details.

9. Other than the sales of individual lots, parcels, units or interests in the ordinary course of business, has there been any change in the ownership of the subdivision during the period _____ through _____?

Yes _____ No _____ If yes, please provide details.

10. If the subdivider, any officer, director or principle of the subdivider, any stockholder owning more than ten percent of the outstanding shares of the subdivider, or any person whose interest in the subdivider exceeds ten percent involved with the development, promotion or sale of any other subdivision or development located in New Hampshire?

Yes _____ No _____ If yes, please identify such subdivision or developments.

11. Is the narrative description of the promotional plan set forth in the effective Department of Housing and Urban Development (HUD) Statement of Record or most recent application for registration current?

Yes _____ No _____ If no, please provide details.

12. Have there been any changes in the instruments of disposition being used during the period _____ through _____, other than those submitted to the Bureau with applications for registration?

Yes _____ No _____ If yes, please provide details.

13. Have there been any changes in the Public Offering Statement or HUD Property Report during the period _____ through _____, other than those submitted to the Bureau with the applications for registration?

Yes _____ No _____ If yes, attach a copy of the revised statement or report.

14. Is there a property owners' association?

Yes _____ No _____ If yes, please response to (a) – (c), below:

(a) Have there been any changes in the articles and/or bylaws of the association during the period _____ through _____?

Yes _____ No _____ If yes, explain and submit a copy of the amended Instruments.

(b) Has there been any change in the control of the property owners' association or in the dues charged by the association during the period _____ through _____?

Yes _____ No _____ If yes, explain.
(c) What is the current property owner's association assessment?

(d) Identify the names and addresses of the current officers of the unit owners' association, if control has passed to the unit owners.

15. Have any amendments to the Statement of Record been filed with the Department of Housing and Urban Development, Office of Interstate Land Sales Registration during the period _____ through _____?

Yes _____ No _____ If yes, attach copies of the amendments.

16. (a) Number of registered lots, parcels, units or interests? _____

(b) Number of lots, parcels, units or interests that remain unsold? _____

SECTION II

Mortgages

(If there is more than one mortgage encumbering the subdivision, please attach separate sheets for each mortgage).

1. Original amount of mortgage? _____

2. Name of mortgagee _____

address _____

3. Unpaid balance \$ _____

4. Priority of mortgage (i.e. first, second, etc.)

5. Payments current? Yes _____ No _____
 If no, date of last payment _____
6. Scheduled pay-off date _____
7. Are there provisions for the partial releases with respect to individual lots, parcels, units or interests? Yes _____ No _____
8. Release fees _____
9. Have there been any amendments to or changes in the mortgage since the subdivision was registered? Yes _____ No _____
- If yes, has the statement of record or application for registration been amended?
 Yes _____ No _____
- Explain any changes or amendments. Submit details on a separate attachment.
10. Provide details regarding any anticipated foreclosure proceedings by the mortgagee.

SECTION III

Identification of Officers, Directors, Stockholders, Holders of Beneficial Interests, Etc.

1. Please list the current directors, president, vice-president, treasurer, and clerk of the subdivider.

Name

Title

Address

2. If the subdivider is a closely held corporation, partnership, joint stock company, trust or sole proprietorship, list the name, address, and principle occupation of each trustee, stockholder, partner, or person having any beneficial interest therein.

Name

Address

Principle Occupation

3. If the subdivider is a subsidiary corporation, list the name, address, and principle occupation of each stockholder or person having a beneficial interest therein, and the name address and principle occupation of each stockholder owning more than ten percent of the shares outstanding in the corporation or corporations to which it is subsidiary.

Name

Address

Principle Occupation

4. If the subdivider is a publicly held corporation, list the name, address and principle occupation of each stockholder owning more than ten percent of the shares outstanding.

Name

Address

Principle Occupation

5. Subdivider's last financial statement (Balance Sheet and Income Statement) was for the period _____

Enclose a copy with the Annual Report. If not available, please explain.

SECTION IV

Taxes

1. Who is responsible for paying the real estate taxes on the subdivision?
2. As of _____, have all real estate taxes on the subdivision which have been billed by the city of town in which the subdivision is located been paid?

Yes _____ No _____

3. Are there any tax liens or other liens recorded against the subdivision?

Yes _____ No _____ If yes, explain.

4. Is there presently pending, or has there been since the date of the subdivider's application or the last annual report, any action (including, but not limited to, audits, investigations, administrative conferences or proceedings, or court action) by any governmental authority – local, state or federal – which: (a) concerns any form of tax liability or potential tax liability of the subdivider or any officer, director or principal of the subdivider; and (b) could materially affect the owners of lots, parcels, units or interests in the subdivision or prospective purchasers of such lots, parcels, units or interests?

Yes _____ No _____

If yes, please explain in detail the nature of the action, its present status; the governmental authority involved; the tax liability claimed or at issue; and the potential effects of the action on owners or prospective purchasers of lots, parcels, units or interests in the subdivision.

SECTION V

Improvements, Amenities

1. What improvements and amenities has the developer promised to purchasers? (List improvements, amenities and cost and construction data on schedule below.)

<u>Promised Improvements</u>	<u>Total Cost to Complete</u>	<u>Percent Completed</u>	<u>Remaining Cost to complete</u>	<u>*Promised Completion Date</u>
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Paved Steets: _____

Graded Roads: _____

Water System: _____

Sewage System: _____

Drainage: _____

Street Lighting,
Sidewalks, Curbs: _____

Electrical Supply: _____

Gas Supply: _____

Telephone Service: _____

Amenities/Recreation
Facilities: _____

Building/Units: _____

Other: _____

2. Is the construction of all promised improvements and amenities on or ahead of schedule?

Yes _____ No _____ If no, explain why.

* If improvements have not been completed on the promised completion date, please explain the reason(s). Also, describe the work required to complete the improvements and the projected date of completion.

AFFIDAVIT

State of

County of

I, _____, swear that the answers and statements in the foregoing Annual Report have been made by me as the authorized agent of the subdivider, that he same are true, and that I have not omitted any material facts touching upon the matters contained in said Annual Report.

Signature of Authorized Agent of Subdivider

Subscribed and sworn to before me in _____ County, in the
State of _____, by _____,
who personally appeared before me this _____ day of _____, 200 .

Justice of the Peace/Notary Public

My Commission Expires:

Seal